072.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,800 / 861,800
					USE VALUE:	861,800 / 861,800
					ASSESSED:	861,800 / 861,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SADOWSKI JOHN D/KELLEY LEE
Owner 2:	
Owner 3:	
Street 1:	20 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SACCOCCIO-MENG DEREK J -
Owner 2:	SACCOCCIO-MENG FLEUR F -
Street 1:	20 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 2477 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	357,800		504,000	861,800
Total Card	0.230	357,800		504,000	861,800
Total Parcel	0.230	357,800		504,000	861,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.95 | /Parcel: 347.9

Legal Description

User Acct 45588

GIS Ref

GIS Ref

Insp Date 02/03/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,000	0	10,000.	504,000	862,000	862,000	Year End Roll	12/18/2019
2019	101	FV	283,500	0	10,000.	468,000	751,500	751,500	Year End Roll	1/3/2019
2018	101	FV	283,500	0	10,000.	468,000	751,500	751,500	Year End Roll	12/20/2017
2017	101	FV	283,500	0	10,000.	410,400	693,900	693,900	Year End Roll	1/3/2017
2016	101	FV	283,500	0	10,000.	374,400	657,900	657,900	Year End	1/4/2016
2015	101	FV	73,200	0	10,000.	331,200	404,400	404,400	Year End Roll	12/11/2014
2014	101	AB	278,800	0	10,000.	313,200	592,000	592,000		3/6/2014
2014	101	FV	338,600	0	10,000.	313,200	651,800	651,800	Year End Roll	12/16/2013

!6076!

PRINT

Date	Time
12/10/20	20:53:21

LAST REV

Date	Time
01/10/19	17:01:22
apro	

PAT ACCT. 6076

USER DEFINED

Prior Id # 1:	45588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SACCOCCIO-MENG	46790-479		1/8/2006		535,000	No	Yes		
ANDERSON COLLET	34852-159		2/11/2002		395,000	No	Yes		
	13200-47		5/31/1977		45,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1468	Alterati	1,832					
2/26/2010	133	Addition	110,000					BUILD 14X14 ADD/NE
2/20/2002	86	Redo Bat	2,500	C				
10/5/1994	518	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2014	Meas/Inspect	PC	PHIL C
3/20/2009	Meas/Inspect	189	PATRIOT
5/19/2006	MLS	HC	Helen Chinal
5/26/2002	MLS	MM	Mary M
3/30/2001	Inspected	201	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	12									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	504,000	Spl Credit		Total:	504,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30298495
Const Adj.:	0.98500049
Adj $ / SQ:	134.761
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439569
Depreciation:	81760
Depreciated Total:	357809

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

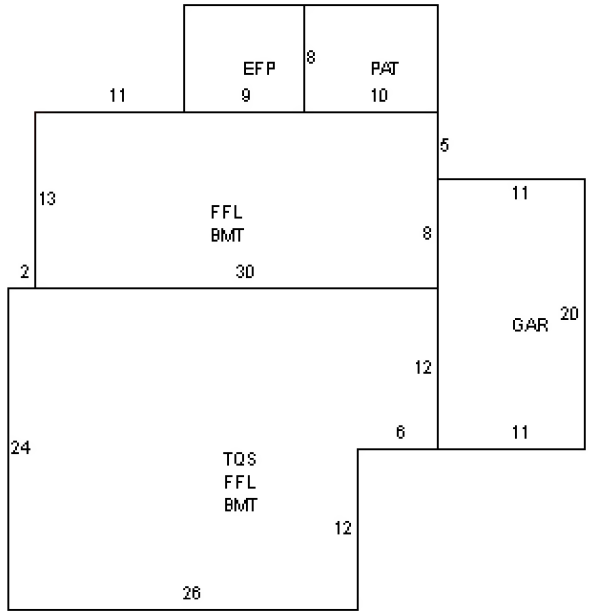
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.24
Special Features:	0	Val/Su Net:	125.59
Final Total:	357800	Val/Su SzAd	222.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	134.760	146,351
BMT	Basement	869	77.820	67,614
TQS	3/4 Story	522	134.760	70,345
GAR	Garage	220	25.970	5,713
PAT	Patio	80	5.910	473
EFP	Enclos Porch	72	64.060	4,612

Net Sketched Area:	2,849			Total:	295,108
Size Ad	1608	Gross Are	3240	FinArea	2477

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	AFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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